| 108.0 | 0003 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 924,300 / 924,300 |
| | | | | | USE VALUE: | 924,300 / 924,300 |
| | | | | | ASSESSED: | 924,300 / 924,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 3 | | OSCEOLA PATH, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FLORINS ALEX & |
| Owner 2: | FLORINS EVGENIA JANE |
| Owner 3: | |
| Street 1: | 3 OSCEOLA PATH |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FAGONE CONRAD C--ETAL - |
| Owner 2: | FAGONE JEANETTE C - |
| Street 1: | 3 OSCEOLA PATH |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 9,023 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 3022 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 9 | Varied |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9023.000 | 440,800 | | 483,500 | 924,300 |
| Total Card | 0.207 | 440,800 | | 483,500 | 924,300 |
| Total Parcel | 0.207 | 440,800 | | 483,500 | 924,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.90 | /Parcel: 305.9

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 69393 | | | 08/31/18 |

!8518!

## PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 440,700 | 0 | 9,023. | 483,500 | 924,200 | 924,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 345,600 | 0 | 9,023. | 483,500 | 829,100 | 829,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 343,800 | 0 | 9,023. | 414,400 | 758,200 | 758,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 343,800 | 0 | 9,023. | 386,800 | 730,600 | 730,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 343,800 | 0 | 9,023. | 331,500 | 675,300 | 675,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 312,900 | 0 | 9,023. | 297,000 | 609,900 | 609,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 312,900 | 0 | 9,023. | 274,900 | 587,800 | 587,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 312,900 | 0 | 9,023. | 262,100 | 575,000 | 575,000 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:05:25 |

## LAST REV

| Date | Time |
|---|---|
| 09/12/18 | 11:20:18 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8518

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FAGONE CONRAD C | 1391-14 | | 10/7/2010 | | 648,500 | No | No | | |
| | 865-153 | | 8/18/1975 | | 69,500 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 69393 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/25/2018 | 481 | New Wind | 23,350 | C | | | | |
| 5/21/2013 | 715 | Manual | 18,370 | | | | | |
| 3/30/1992 | 103 | Manual | 2,000 | | | | | ROOF & WINDOWS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/31/2018 | TTL REFUSAL | CC | Chris C |
| 4/30/2014 | External Ins | PC | PHIL C |
| 6/7/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/19/2009 | Meas/Inspect | 163 | PATRIOT |
| 10/28/1999 | Meas/Inspect | 256 | PATRIOT |
| 12/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9023 | | Sq. Ft. | Site | | 0 | 70. | 0.77 | 4 | | | | | | | | | 483,485 | | | | | | 483,500 | |

Total AC/HA: 0.20714 | Total SF/SM: 9023 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,485 | Spl Credit | Total: 483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 20 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1963 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.23856497 |
| Const Adj.: | 1.01605999 |
| Adj $ / SQ: | 119.553 |
| Other Features: | 121600 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 541538 |
| Depreciation: | 100726 |
| Depreciated Total: | 440812 |

## COMMENTS

PDAS. OF=1 BMT SINK 1 DBL SINK IN BATH & 1 JACUZZI..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | |
| Totals | | | |
| 1 | 9 | 3 | |

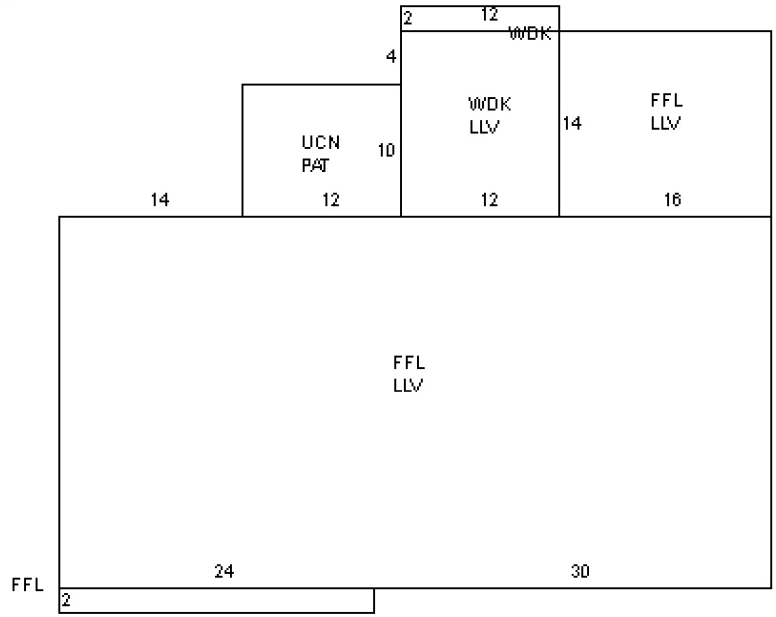
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 131.51 |
| Special Features: | 0 | Val/Su Net: | 106.99 |
| Final Total: | 440800 | Val/Su SzAd | 247.09 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| LLV | Lower Level | 1,904 | 80.030 | 152,370 |
| FFL | First Floor | 1,784 | 119.550 | 213,283 |
| WDK | Deck | 192 | 11.390 | 2,187 |
| PAT | Patio | 120 | 5.460 | 655 |
| UCN | Canopy | 120 | 18.440 | 2,213 |

| Net Sketched Area: | 4,120 | Total: | 370,708 |
|---|---|---|---|
| Size Ad | 1784 | Gross Are | 4120 | FinArea | 3022 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 65 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

108.0-0003-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|